

# STONEGATE TRACT MAP NO. 36-215

FOR CONDOMINIUM PURPOSES

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A RESUBDIVISION OF PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 7, PAGE 38 OF PARCEL MAPS, AND LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT 99-06 PER CERTIFICATE OF COMPLIANCE RECORDED IN VOLUME 877, PAGE 502 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, STATE OF CALIFORNIA.

## OWNERSHIP STATEMENT

Gross Area: 1.97 Acres

We, the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this map. We also hereby dedicate to the public that easement for slope purposes as so designated on this map. We also hereby dedicate to the public that easement for stormdrain purposes as so designated on this map.

As owners:

Elliott F. Brainard, a single man,

Elliott F. Brainard

Stonegate Mammoth LLC, a California Limited Liability Company

Elliott F. Brainard,

name title

The Vereuck Revocable Trust, dated October 1980

BY: John T. Vereuck, trusteeBY: Janet M. Vereuck, trustee

Kornar Investments, LLC, a California Limited Liability Company

BY: John A. Kornar, PartnerBY: \_\_\_\_\_  
name title

As Beneficiaries:  
Oak Valley Community Bank, beneficiary under the following Deeds of Trust recorded in the Official Records of Mono County.

Documents recorded as Instrument No. 2003010043 and Instrument No. 2003010044 on 9/12/2003

BY: CYSSVP  
title

State of California

} ss.

County of Mono

On June 22, 2005

before me,

Gabrielle B. Fulton

a Notary Public in and for said County and State, personally appeared

Elliott F. Brainard

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the within instrument.

WITNESS my hand and (optional) official seal:

Gabrielle B. Fulton Gabrielle B. Fulton

Notary Public (sign and print name)

My commission expires: 11-22-07County of my principal place of business: San Bernardino

State of California

} ss.

County of

On June 22, 2005

before me,

Gabrielle B. Fulton

a Notary Public in and for said County and State, personally appeared

John T. Vereuck and Janet M. Vereuck

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the within instrument.

WITNESS my hand and (optional) official seal:

Gabrielle B. Fulton Gabrielle B. Fulton

Notary Public (sign and print name)

My commission expires: 11-22-07County of my principal place of business: San Bernardino

State of California

} ss.

County of Mono

On JUNE 24TH, 2005

before me,

Angelia C. Morales, Notary Public

a Notary Public in and for said County and State, personally appeared

Paul A. Wolfe

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Angelia C. Morales Angelia C. Morales

Notary Public (sign and print name)

My commission expires: July 1, 2005County of my principal place of business: ORANGE COUNTY

State of California

} ss.

County of Mono

On June 30, 2005

before me,

Diane Frates

a Notary Public in and for said County and State, personally appeared

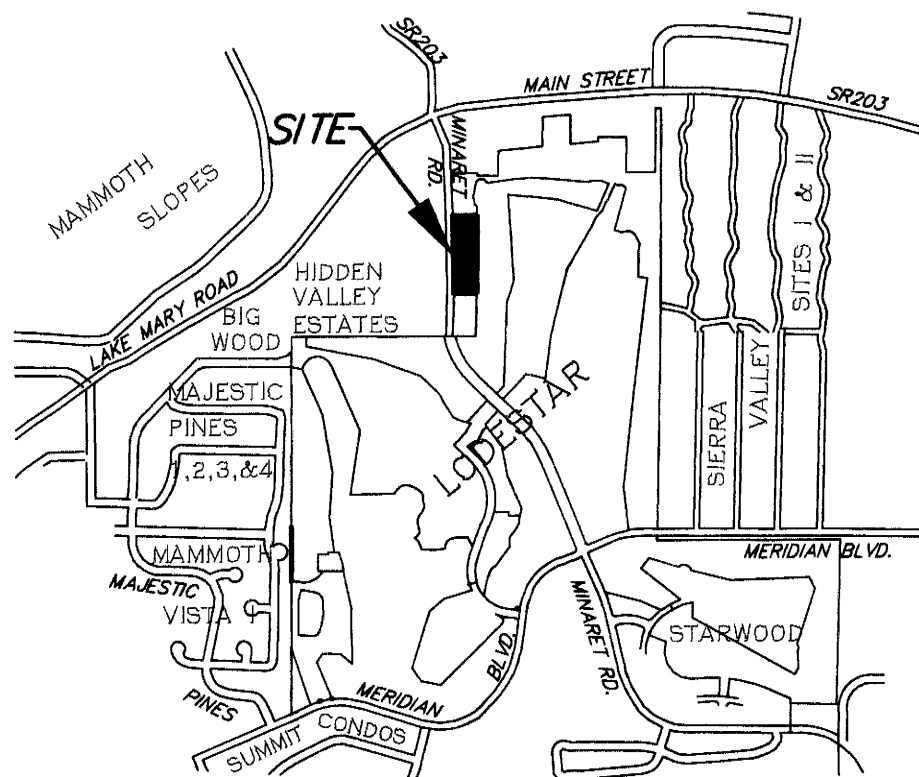
Doug Angelo

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Diane Frates

Notary Public (sign and print name)

My commission expires: MAY 17, 2009County of my principal place of business: MONO

VICINITY MAP

NOT TO SCALE

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 14 RESIDENTIAL DWELLING UNITS ON LOT 1, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

## RECORDER'S CERTIFICATE

Filed this 11<sup>th</sup> day of August, 2005 at 10:17 A.M., in Book 10 of Tract Maps at Page 92-92A, at the request of Stonegate Mammoth LLC

Instrument No. 2005006427Fee: \$10.00

Renn Nolan

Mono County Recorder

By: Sherrill B. Hale

Deputy Mono County Recorder

## SOILS NOTE

An Updated Geotechnical Report, Project No. 3.01732.1, was prepared for Elliott Brainard, LLC by Sierra Geotechnical Services, Inc., under the signature of Thomas A. Platz, R.C.E. 41039, dated May 3, 2004 and is on file in the office of the Town of Mammoth Lakes Community Development Department - Engineering Division.

## ABANDONMENT NOTE

Pursuant to Section 66499.20 and 1/2 of the Subdivision Map Act, the filing of this map shall constitute abandonment of that portion of the Minaret Road right-of-way per the Grant Deed to Glenn M. Lambert, et ux, recorded in Volume 93, Page 98 of Official Records in the Office of the County Recorder of Mono County lying easterly of the west 80.00 feet of "Proposed Minaret Road" as shown on Record of Survey 36-1 per map recorded in Record of Survey Map Book 1 at Page 85 on file in the Office of the County Recorder of said County.

## C.C. & R.'s NOTE

The declaration of covenants, conditions, restrictions and reservations affecting Lot 1 of this subdivision was recorded on August 11, 2005, as Instrument No. 2005006426 of Official Records of the Mono County Recorder.

## TAX COLLECTOR'S CERTIFICATE

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$28,827.05 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley A. Cranney

Mono County Tax Collector

8-10-05  
DateBy: Shirley A. Cranney  
Deputy Mono County Tax Collector

## PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of \_\_\_\_\_. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative map and any amendments thereto.

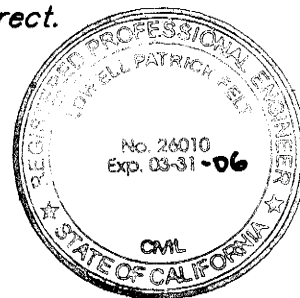
The Planning Commission did at its meeting of 6-22-05 Accept/Reject on behalf of the public, the offer of dedication for that easement for slope purposes as so designated on this map, and did also Accept/Reject on behalf of the public, the offer of dedication for that easement for stormdrain purposes as so designated on this map

Therefore, in accordance with the provisions of the Town of Mammoth Lakes Ordinance 84-10, Section 17.20.170 as amended by Town of Mammoth Lakes Ordinance 97-06, Section 17-20.170, this Final Map is hereby approved.

BY: William T. TaylorMARY WADSWORTH  
Secretary to the Planning Commission8-2-05  
Date

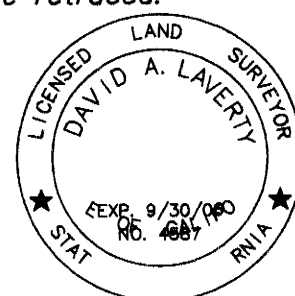
## TOWN ENGINEER'S STATEMENT

This map was examined by me and the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with. This final map was examined by me and I am satisfied that this map is technically correct.

8-02-05  
DateLowell P. Felt  
Lowell P. Felt R.C.E. 26010  
Mammoth Lakes Town Engineer  
Lic. exp.: 3-31-06

## SURVEYOR'S STATEMENT

This final map and survey were prepared by me or under my direction and are based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance performed in September, 2004 at the request of Stonegate Mammoth LLC. This survey is true and complete as shown. I hereby state that all the monuments are of the character and occupy the positions indicated, or will be set in such positions on or before Sept. 1, 2005, and that such monuments are, or will be, sufficient to enable the survey to be retraced.

June 21 2005  
DateDavid A. Lavery  
David A. Lavery L.S. 4587  
Lic. exp. 9/30/06